सत्यमेव जयते

| राजस्थान राजपत्र विशेषांक | RAJASTHAN GAZETTE Extraordinary |
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| साधिकार प्रकाशित | Published by Authority |

भाद्र 01, मंगलवार, शाके 1944-अगस्त 23, 2022

*Bhadra 01, Tuesday , Saka 1944- August 23, 2022*

भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

**Urban Development and Housing Department**

NOTIFICATION

**Jaipur, August 23, 2022**

**G.S.R.67 .-**In exercise of the powers conferred by section 84 of the Real Estate (Regulation and Development) Act, 2016 (Central Act No. 16 of 2016), the State Government hereby makes the following rules further to amend the Rajasthan Real Estate (Regulation and Development) Rules, 2017, namely:-

**1. Short title and commencement.–** (1) These rules may be called the Rajasthan Real Estate (Regulation and Development) (Amendment) Rules, 2022.

(2) They shall come into force at once.

**2. Amendment of FORM-G.–** In FORM-G appended to the Rajasthan Real Estate (Regulation and Development) Rules, 2017,-

(i) after the existing term 18 and before the existing term 19, the following new term 18A shall be inserted, namely:-

"18A. THE RAJASTHAN APARTMENT OWNERSHIP ACT, 2015:

The Promoter has assured the Allottee(s) that the project in its entirety is in accordance with the provisions of the Rajasthan Apartment Ownership Act, 2015 (Act No. 12 of 2019) and that the Promoter shall comply with the provisions of the said Act and rules and regulations made thereunder. The Promoter has further assured the Allottee(s) that the various other Acts, rules and regulations prevailing in the State of Rajasthan shall always be complied with by him in the Project."; and

(ii) the existing Note given below the term 32 shall be substituted by the following Note, namely:-

"Note: Any other terms and conditions as per contractual understanding between the Parties may be included. However, such terms and conditions should not be in derogation of or inconsistent with the terms and conditions set out herein as part of this Form or the provisions of the Act or the rules and regulations made thereunder. If any clause of the draft Agreement for Sale prepared and submitted by the Promoter at the time of registration of the project for public viewing or as actually executed between the Parties is found to be in derogation of or inconsistent with the terms and

conditions set out herein as part of this Form or the provision of the Act or the rules and regulations made thereunder, such clause of the draft or any Agreement executed for Sale shall be deemed to be non-existent and in such case relevant terms and conditions set out herein as part of this Form and the relevant provisions of the Act and the rules and regulations made thereunder shall prevail over such clause and the Promoter shall bear the consequences thereof."

**[No. F.10(132)UDH/3/2009/Part]**
**By order of the Governor,**

Avadhesh Singh,
**Joint Secretary to the Government.**

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**Government Central Press, Jaipur.**